

The following motion was made to deny the Crescent Parke rezoning application TLZM 2013-0006:

I move that Zoning Map Amendment TLZM 2013-0006, Crescent Parke, be forwarded to the Town Council with a recommendation of denial on the basis that the Approval Criteria of Zoning Ordinance Sections 3.3.15 have not been satisfied, and that the amendment will not serve the public necessity, convenience, general welfare and good zoning practice due to the following general reasons:

- The proposal is contrary to current Town Plan land use policies which call for mixed uses or open space on the 29 acres subject to rezoning to high density residential use.
- Compliance with Crescent District zoning standards has not been adequately addressed and may significantly impact the proposed Concept Plan layout.
- Transportation issues regarding Davis Drive Extension and the Greenway Extension have not been adequately addressed.

Further, the Planning Commission requests that the Town Council consider the following recommendations discussed at the Planning Commission's August 20, 2015 Work Session meeting:

- Davis Avenue should consist of a four lane boulevard from existing Gateway Drive to South King Street.
- An engineering plan for the pond; the view shed be retained regarding trees along the pond; and no school money be used to purchase Olde Izaak Walton Park.
- Maintain the two acres of open space
- Two-over-twos are generally an acceptable unit type; however it was felt that there are too many proposed. It was further recommended that they should be developed with enough room at the rear and side of the units for exterior household appurtenances such as utilities or refuse containers so as not to result in a 'cluttered' appearance.
- Varied unit widths for the townhouses are recommended.
- Request for additional fiscal analysis be provided that demonstrates a need for more residential dwellings and less commercially zoned land.
- Specified Buffer widths outside the Greenway Extension reservation area and a disclosure for potential buyers identifying the area as a potential future right-of-way.
- Request that the Applicant proffer a phasing program.
- Extension of ground floor non-residential uses south of Tuscarora Creek, however, the location was not specified
- Request that the Applicant commit to tree save/preservation areas and note these areas on the Concept Plan.
- Decrease residential density south of Tuscarora Creek to accommodate more useable open space.
- Revise the Concept Plan to provide a minimum of 100' separation of overhead transmission lines to any residential units.
- Did not support the requested residential parking modifications which would reduce available parking for residents and visitors.